149.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	668,700 / 668,700
					USE VALUE:	668,700 / 668,700
					ASSESSED:	668,700 / 668,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		FARMER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FEDOROV ANDRIY Y & TATIANA
Owner 2:	
Owner 3:	
Street 1:	14 FARMER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SHANNON KATHLEEN A -
Owner 2:	-
Street 1:	14 FARMER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Clapboard Exterior and 1568 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	269,600	100	399,000	668,700
Total Card	0.115	269,600	100	399,000	668,700
Total Parcel	0.115	269,600	100	399,000	668,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.47 /Parcel: 426.47

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 97852
GIS Ref:
GIS Ref:
Insp Date: 08/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	269,600	100	5,000.	399,000	668,700		Year end	12/23/2021
2021	101	FV	261,700	100	5,000.	399,000	660,800		Year End Roll	12/10/2020
2020	101	FV	261,800	100	5,000.	399,000	660,900	660,900	Year End Roll	12/18/2019
2019	101	FV	209,700	100	5,000.	399,000	608,800	608,800	Year End Roll	1/3/2019
2018	101	FV	217,200	100	5,000.	353,400	570,700	570,700	Year End Roll	12/20/2017
2017	101	FV	217,200	100	5,000.	296,400	513,700	513,700	Year End Roll	1/3/2017
2016	101	FV	217,200	100	5,000.	296,400	513,700	513,700	Year End	1/4/2016
2015	101	FV	205,600	100	5,000.	256,500	462,200	462,200	Year End Roll	12/11/2014

!11619!

PRINT

Date	Time
12/30/21	12:48:41

LAST REV

Date	Time
11/24/21	10:42:58
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11619

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHANNON KATHLEE	77985-55	1	6/10/2021		830,000	No	No		
SHANNON THOMAS	32802-271		5/3/2001	Family	1	No	No		Thomas G Shannon Jr. dod 1/17/2021
	8194-366		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	97852
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/28/2021	1542	Redo Kit	39,580	O				
8/24/2021	1270	Inter-De	3,060	C				
5/6/2009	310	New Wind	7,095					
10/18/1993	524		20,000					8X16 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	Inspected	CC	Chris C
7/18/2018	MEAS&NOTICE	CC	Chris C
10/28/2008	Meas/Inspect	189	PATRIOT
11/18/1999	Meas/Inspect	268	PATRIOT
7/14/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	8									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31964278
Const Adj.:	0.98000199
Adj $ / SQ:	168.123
Other Features:	82800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390769
Depreciation:	121138
Depreciated Total:	269631

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1 HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

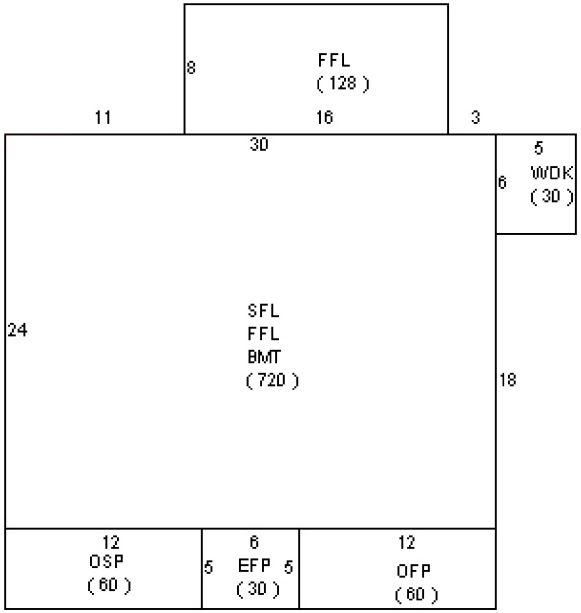
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	168.12
Special Features:	0	Val/Su Net:	109.24
Final Total:	269600	Val/Su SzAd	171.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	848	168.120	142,568
BMT	Basement	720	50.440	36,315
SFL	Second Floor	720	168.120	121,048
OFP	Open Porch	60	43.120	2,587
OSP	Screen Porch	60	47.430	2,846
EFP	Enclos Porch	30	71.150	2,134
WDK	Deck	30	15.680	470
	Net Sketched Area:	2,468	Total:	307,968
Size Ad	1568	Gross Area	2468	FinArea 1568

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 149.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X5	P	PR	1960	4.50	T	65.3	101			100			100

More: N	Total Yard Items:	100	Total Special Featues:		Total: 100